



AGENDA
CITY PLANNING COMMISSION
1, 886th Meeting

9:00 a.m. June 9, 2005
COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Maloney, Norton, Sebelia, Singletary, Stephens

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

THE FOLLOWING BUSINESS TO BE CONDUCTED

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

1. **PLANNING CASE P05-0400 - TRACT MAP 28632:** Request of Robert M. Beers for a final one-year time extension to record Tract Map 28632. The map proposes to divide approximately 118.8 vacant acres into 78 lots for residential and open space purposes, comprising approximately the western half of the Rancho La Sierra Specific Plan situated on the northerly side of Arlington Avenue in the RA-5 – Residential Agriculture and RC – Residential Conservation Zones.
2. **PLANNING CASE P05-0401 - TRACT MAP 29027:** Request of Robert M. Beers for a final one-year time extension to record Tract Map 29027. The map proposes to subdivide approximately 133.66 vacant acres into 95 lots for residential and open space purposes, comprising the eastern half of the Rancho La Sierra Specific Plan situated on the northerly side of Arlington Avenue in the RA-5 - Residential Agriculture Zone.
3. **PLANNING CASE P05-0423:** Proposal of MBK Homes for a one-year retroactive time extension of Design Review Case P03-0873, an approved 30 unit planned residential development consisting of 30 three and four bedroom single family detached residences together with parking, private and common open space on approximately 4.27 acres of vacant land at 6259 La Sierra Avenue, situated on the easterly side of La Sierra Avenue, southerly of Arlington Avenue, in the R-1-65 - Single Family Residential Zone.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

4. **PLANNING CASE P04-0950:** Proposal by EMS Real Estate for the Design Review of the plot plan and building elevations for a proposed senior citizens housing project consisting of 224 one and two-bedroom independent senior apartment units on approximately 10.7 acres developed with two single family residences situated southerly of Colorado Avenue, westerly of Snowberry Avenue and Adams Elementary School and northerly of Raintree Avenue, in the R-1-65 - Single Family Residential Zone.
5. **PLANNING CASE P05-0096:** Proposed minor conditional use permit by Cingular Wireless to establish and operate a wireless communications facility consisting of a 74-foot high “mono-pine” and related equipment shelter on an approximately 3.5 acre site developed with the Victoria Presbyterian Church at 6091 Victoria Avenue, situated on the westerly corner of Victoria and Lincoln Avenues, in the R-1-125- Single Family Residential Zone.
6. **PLANNING CASE P03-1228:** Proposal of the City of Riverside Planning Department to record of Notice of Violation of the City’s Subdivision Map Act (Title 18) and the State Subdivision Map Act (Section 66499.36) regarding the illegal subdivision of property located at 2265 and 2295 Mt. Vernon Avenue. The subject properties are approximately 1.13 and 2.01 acres in size, respectively, owned by

Frank and Patricia Schippell and designated by Assessor Parcel Numbers 257-090-009 and 257-090-011.

D. **PUBLIC HEARINGS** - 9:00 a.m.

- 7a. **PLANNING CASE P05-0123 (Continued from May 19, 2005):** Proposal of Canty Engineering Group Inc. on behalf of Imperial Stations, Inc. to amend the Downtown Specific Plan to allow the off-sale of beer and wine at service stations on parcels adjacent to freeway on or off ramps in the DSP-JC - Downtown Specific Plan - Justice Center District subject to consideration of a Conditional Use Permit. *(This case is being heard concurrently with Planning Case P04-1583.)*
- 7b. **PLANNING CASE P04-1583 (Continued from May 19, 2005):** Proposal of Canty Engineering Group Inc. on behalf of Imperial Stations, Inc. for a revised conditional use permit to allow beer and wine sales at an existing automotive fueling station/mini-market on an approximately 0.56 acre parcel located at 3315 Fourteenth Street, situated on the northwest corner of Fourteenth and Mulberry Streets in the DSP-JC - Downtown Specific Plan Justice Center District. *(This case is being heard concurrently with Planning Case P05-0123.)*
8. **PLANNING CASE P04-1366:** Proposal by Adkan Engineering, on behalf of Pulte Homes, for Tract Map 32787, a proposal to subdivide approximately 49.2 vacant acres into 22 single family residential lots, situated northeasterly of the Bradley Street and Harbart Drive intersection, in the RC – Residential Conservation Zone.
9. **PLANNING CASE P05-0335:** Proposal of Sierra Company for Tract Map 32540, a proposal to subdivide approximately 24.17 acres of vacant land into 8 lots for the future development of single family residences, situated on the southwesterly side of the future extension of Lookout Terrace, northeasterly of Arlington Avenue in the RC- Residential Conservation and R-1-80- Single Family Residential Zones.
10. **PLANNING CASE P04-1320:** Proposal by KCT Consultants, Inc., on behalf of Riverside Community College District, to vacate a 40-foot section of the public right-of-way on the easterly and westerly sides of Magnolia Avenue, between Fifteenth Street and Terracina Drive, adjacent to the Downtown Riverside City College Campus.
11. **PLANNING CASE P05-0416:** Proposal by Lake Development Group and Reeves Associates, Inc., to vacate the easterly 171.63 feet of a public alley located westerly of Market Street between 3rd and 4th Streets.

9:30 a.m.

- 12a. **PLANNING CASE P04-1503:** Proposal by the Canty Engineering Group on behalf of Champco, Inc. for a general plan amendment to amend the land use designation of approximately 1.6 acres from the RMD-Medium Density Residential to the RHD-High Density Residential designation at 3725-3743 Jefferson Street, situated on the northeasterly side of Jefferson Street, southerly of Magnolia Avenue. *(This case to*

be heard concurrently with P04-1504 and P05-0250.) (The cases have been re-advertised for the June 23, 2005 meeting.)

- 12b. **PLANNING CASE P04-1504:** Proposal by the Canty Engineering Group on behalf of Champco, Inc. to amend the Municipal Code (Title 19) to rezone approximately 1.6 acres from the R-1-65-Single Family Residential Zone to the R-3-Multi-Family Residential Zone, at 3725-3743 Jefferson Street, situated on the northeasterly side of Jefferson Street, southerly of Magnolia Avenue. *(This case to be heard concurrently with P04-1503 and P05-0250.) (The cases have been re-advertised for the June 23, 2005 meeting.)*
- 12c. **PLANNING CASE P05-0250:** Proposal by the Canty Engineering Group on behalf of Champco, Inc. for the design review of the plot plan and building elevations of a proposed 32-unit, two and three-story apartment project with related parking and recreational facilities, on a 1.6 acre site at 3725-3743 Jefferson Street, situated on the northeasterly side of Jefferson Street, southerly of Magnolia Avenue, in the R-1-65-Single Family Residential (tentative R-3-Multi-Family Residential) Zone. *(This case to be heard concurrently with P04-1503 and P04-1504). (The cases have been re-advertised for the June 23, 2005 meeting.)*
13. **PLANNING CASE P04-0463:** Proposal of Neilon Rosales for Tract Map 32948, a proposal to subdivide approximately 5.71 acres developed with one single family residence into 8 lots, located at 5259 Norwood Avenue, situated on the easterly side of Norwood Avenue, southerly of Gramercy Place in the RR - Rural Residential Zone.
14. **PLANNING CASE P05-0402:** Proposal by Al Aguirre on behalf of Jason Jongeneelen for Parcel Map 33008, a proposal to subdivide an approximately .97 acre site developed with a single family residence into four parcels for residential purposes, at 4189 Rubidoux Avenue, situated on the northerly side of Rubidoux Avenue, westerly of Brockton Avenue in the R-1-65 Single Family Residential Zone.

10:00 a.m.

15. **PLANNING CASE P05-0522:** Proposal by the City of Riverside to amend the Municipal Code (Title 19) to rezone four parcels totaling approximately 21.5 acres, from the R-1-65 – Single Family Residential Zone to the MP – Manufacturing Park Zone, located at 5750 & 5956 Central Avenue and 6639 & 6659 Hillside Avenue. *(Staff recommends continuance to June 23, 2005.)*
16. **PLANNING CASE P05-0519:** Proposal by the City of Riverside to amend the University Avenue Specific Plan (UASP) to prohibit auto-oriented related uses where currently permitted within the specific plan and **to update language pertaining to uses not listed in the specific plan.** The UASP area is generally situated along University Avenue between Park Avenue and the 60 Freeway. *(Staff recommends continuance to June 23, 2005.)*

E. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

- 17. Report from the City Planning Commission representative to the City Land Use Committee.
- 18. Recent City Council actions of interest to the City Planning Commission.
- 19. Briefing on upcoming agenda items.

F. **DISCUSSION OF FUTURE AGENDA ITEMS**

- G. **MINUTES** The minutes of February 17, 2005, April 7, 2005 (GP), April 28, 2005 (GP) and May 19, 2005 (GP) to be presented for approval.

H. **PUBLIC HEARING - 6:00 p.m.**

- 20. **PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

I. **ADJOURNMENT**

Adjournment to the June 23, 2005 meeting at 9:00 a.m. in the Art Pick Council Chambers.